087.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,272,100	/	1,272,100
USE VALUE:	1,272,100	/	1,272,100
ASSESSED:	1,272,100	/	1,272,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LILLIAN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIDSON JENNIFER
Owner 2:	
Owner 3:	
Street 1:	10 LILLIAN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EDGEHILL REALTY LLC -
Owner 2:	-
Street 1:	792 MASS AVE #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,345 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 4238 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8345.000	802,900		469,200	1,272,100
Total Card	0.192	802,900		469,200	1,272,100
Total Parcel	0.192	802,900		469,200	1,272,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.17 | /Parcel: 300.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	55040
GIS Ref	
GIS Ref	
Insp Date	04/22/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	802,900	0	15,599.	621,600	1,424,500	1,424,500	Year End Roll	12/18/2019
2019	101	FV	615,200	0	15,599.	577,200	1,192,400	1,192,400	Year End Roll	1/3/2019
2018	101	FV	612,800	0	15,599.	577,200	1,190,000	1,190,000	Year End Roll	12/20/2017
2017	101	FV	612,800	0	15,599.	506,100	1,118,900	1,118,900	Year End Roll	1/3/2017
2016	101	FV	612,800	0	15,599.	461,700	1,074,500	1,074,500	Year End	1/4/2016
2015	101	FV	600,200	0	15,599.	408,500	1,008,700	1,008,700	Year End Roll	12/11/2014
2014	101	FV	600,200	0	15,599.	386,300	986,500	986,500	Year End Roll	12/16/2013
2013	101	FV	600,200	0	15,599.	367,600	967,800	967,800		12/13/2012

!7079!

PRINT

Date	Time
12/10/20	21:45:28

LAST REV

Date	Time
11/23/20	11:53:10
danam	
7079	

USER DEFINED

Prior Id # 1:	55040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDGEHILL REALTY	53193-481		7/14/2009	Family	99	No	No		
DAVIDSON RUTH L	51939-43		12/1/2008	Family	99	No	No		
DAVIDSON HENRY	25992-103		1/24/1996		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2009	510	New Buil	220,000	O				CONSTRUCT NEW SF D
1/5/2009	5	Demoliti	10,000		5/20/2009			single family hous

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2020	Measured	DGM	D Mann
10/11/2018	MEAS&NOTICE	CC	Chris C
3/10/2010	Permit Visit	BR	B Rossignol
5/20/2009	Vacant Lot	BR	B Rossignol
4/4/2000	Meas/Inspect	263	PATRIOT
5/20/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8345		Sq. Ft.	Site		0	70.	0.80	12									469,248				G11		469,200	

Total AC/HA:	0.19157	Total SF/SM:	8345	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	469,248	Spl Credit		Total:	469,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89775836
Const Adj.:	0.99989998
Adj $ / SQ:	112.209
Other Features:	130485
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	810227
Depreciation:	7292
Depreciated Total:	802935

COMMENTS

FORMERLY 109 CUTTER HILL RD.
SUBDIVISION PLAN # 60 OF 2009 DATED
01-29-2009.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	3	HB	1

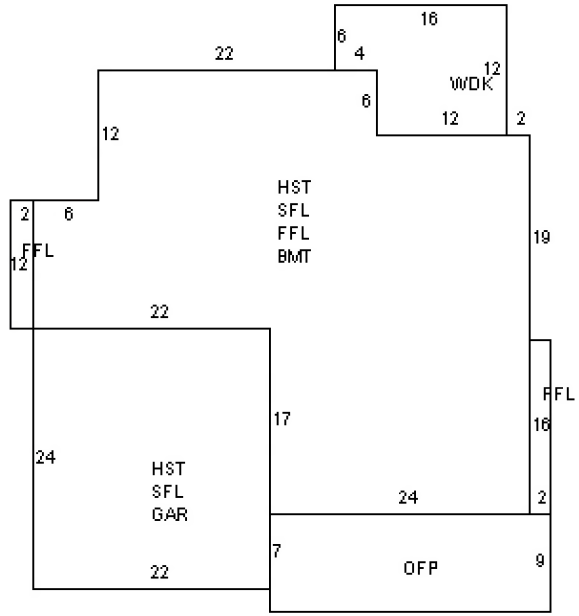
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,884	112.210	211,401
FFL	First Floor	1,412	112.210	158,439
BMT	Basement	1,356	33.660	45,646
HST	Half Story	942	112.210	105,700
GAR	Garage	528	19.730	10,419
OFP	Open Porch	234	23.550	5,510
WDK	Deck	168	11.950	2,008

	Net Sketched Area:	6,524	Total:	539,123	
Size Ad	4238	Gross Are	7466	FinArea	4238

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	135.77
Special Features:	0	Val/Su Net:	123.07
Final Total:	802900	Val/Su SzAd	189.45

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	